

The State of Iowa
Consolidated Plan for Housing & Community Development

CONSOLIDATED ANNUAL
PERFORMANCE AND
EVALUATION REPORT
(CAPER)

Program Year 2020

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This is the first year of the 2020-2024 Consolidated Plan cycle and many of the accomplishments are associated to goals outlined in the 2015-2019 Consolidated Plan. Those accomplishments reported in the 2020 program year, associated to the previous Consolidated Plan, are integrated into the CR-05 accomplishment table below.

It should be noted that the achievements referenced below tend to be in the highest of the lower-income categories (51 to 80 percent of median family income). Consolidated Plan goals were not established according to income category, so it is impossible to make direct comparisons between goals and accomplishments by income category. The greatest frustration IEDA and IFA continue to face is the overall shortage of funds in relation to the existing needs. Citing figures from the Consolidated Plan, persons involved with affordable housing in Iowa point out the State is able to serve only a small percentage of the probable total number of households in need. This suggests that in addition to attempts to increase the availability of public funds for affordable housing from any and all sources, the State must work harder to leverage private funding resources, and to better target types of assistance and recipients.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Rental Housing	Affordable Housing Public Housing	HTF: \$3,000,000	Rental units constructed	Household Housing Unit	100	0	0.00%	11	0	0.00%
Affordable Rental Housing	Affordable Housing Public Housing	CDBG: \$2,000,000	Rental units rehabilitated	Household Housing Unit	70	6	8.6%	10	6	60%
Affordable Rental Housing	Affordable Housing Public Housing	HOME: \$7,088,101	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1,875	159	8.5%	30	159	530%
Assist Homeless Persons to Move into Housing	Homeless	ESG: \$1,587,170	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	5,280	1,206	23%	1,056	1,206	114%
Foster Economic Development	Non-Housing Community Development	CDBG: \$2,300,000	Jobs created/retained	Jobs	325	0	0.00%	65	0	0.00%
Homebuyer Assistance	Affordable Housing	CDBG: \$675,000 / HOME: \$1,000,000	Direct Financial Assistance to Homebuyers	Households Assisted	190	8	4.1%	34	8	23.5%

Homeowner Housing Rehabilitation	Affordable Housing	CDBG: \$3,075,000	Homeowner Housing Rehabilitated	Household Housing Unit	360	78	22%	72	78	110%
Improve and Maintain Community Facilities	Non-Housing Community Development	CDBG: \$2,070,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20	756	3%	4	756	1%
Improve and Maintain Water and Sewer Systems	Non-Housing Community Development	CDBG: \$7,590,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	292,579	47,018	16.1%	58,516	47,018	80.1%
Opportunity and Threats	Non-Housing Community Development	CDBG: \$2,300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	39,212	0	0.00%	7,842	0	0.00%
Opportunity and Threats	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	35,668		0	35,668	

Prevent Persons from Becoming Homeless	Homeless	ESG: \$460,000	Homelessness Prevention	Persons Assisted	12680	2,979	23%	2,536	2,979	117%
Provide Housing for Persons with HIV/AIDS	Non-Homeless Special Needs	HOPWA: \$546,838	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	240	47	20%	48	47	98%
Provide Housing for Persons with HIV/AIDS	Non-Homeless Special Needs		Homelessness Prevention	Persons Assisted	500	106	21%	100	106	106%
Provide Outreach to Homeless Persons	Homeless	ESG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	483	48%	200	483	242%
Provide Shelter for Homeless Persons	Homeless	ESG: \$558,492	Homeless Person Overnight Shelter	Persons Assisted	21500	5,593	26%	4300	5,593	130%
Provide Supportive Services for Persons with HIV/A	Non-Homeless Special Needs	HOPWA: \$88,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	170	23%	150	170	113%

Revitalize Downtown Districts	Non-Housing Community Development	CDBG: \$2,300,000	Facade treatment/business building rehabilitation	Business	150	40	26.7%	30	40	133%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

For 2020, CDBG accomplishments generally did not exceed the anticipated estimates for annual and 5-year goals. This is wholly due to the state’s response to the COVID-19 pandemic and the subsequent shifting of resources to address unexpected needs that came after the development of the 2020 Consolidated Plan and 2020 Annual Action Plan. The *Opportunity and Threats* goal is the most notable example of this shift. While the goal was initially established to provide support to persons through public facility and infrastructure activities, given the pandemic the goal was leveraged to support food banks in response to the pandemic.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME	HOPWA	ESG	HTF
White	63,917	346	120	8,172	0
Black or African American	1,708	174	152	3,999	0
Asian	373	1	14	108	0
American Indian or American Native	284	10	1	202	0
Native Hawaiian or Other Pacific Islander	41	0	0	46	0
Total	66,323	554	287	12,527	0
Hispanic	1,654	44	0	1,151	0
Not Hispanic	64,669	564	0	11,376	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The categories listed above are not all inclusive of what IEDA collects. In those cases, IEDA added the numbers to the category that was most similar.

The race categories listed above are also not inclusive of what IFA and IDIS collects for race for beneficiaries on the HOME and HTF completion screens. IFA added the numbers to the category that was most similar.

For HOPWA, HMIS and required HOPWA HUD-40110-D reporting includes additional categories, including Black/African American and White, Other Multi-Racial, and Client Refused, but these categories are excluded in this table. Elsewhere reported, there were eight total individuals served with HOPWA that identified as Black/African American & White. These eight are added to the Black/African American category above. Also note, numbers include both clients and beneficiaries, as required elsewhere for HUD HOPWA reporting.

For ESG, the categories above for race do not include the HMIS-reported categories of Multiple Races (850), Client Doesn't Know/Client Refused (162), and Data Not Collected (32) (total 1,044). For Ethnicity, the totals above do not include Client Doesn't Know/Client Refused (137) and Data Not Collected (36) (total 173). For these categories, numbers were added into the largest overall categories of White and Non-Hispanic, respectively.

Note: the table only states "families assisted," but the data is reporting on both families and persons.

CR-15 - Resources and Investments

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$24,878,250	\$20,819,220
HOME	public - federal	\$8,879,543	5,052,378
HOPWA	public - federal	\$715,073	\$760,590
ESG	public - federal	\$2,776,735	\$2,594,596
HTF	public - federal	\$3,000,000	2,209,818
Other	public - federal	\$96,887,177	

Table 3 - Resources Made Available

Narrative

The state ran the PR-07 report to complete the amount expended during program year 2020 fields. This included all draws from all open program years submitted in IDIS in PY 2020. The numbers were rounded to the nearest dollar.

CDBG-DR funds are not included in the CAPER. Those funds are reported separately in Quarterly Performance Reports (QPRs). The State of Iowa's CDBG-DR QPRs can be found on IEDA's website:

<https://www.iowaeda.com/disaster-recovery/2008/>

Note that the totals above for all the programs are based on the PR07 IDIS reports, for the total amounts drawn during the program/calendar year for each program, rather than the amounts drawn against specific grant fiscal year awards. They also do not include additional CARES Act CV awards.

Narrative

The State does not distribute funds geographically. However, during our competitive processes HUD funds are distributed evenly across the state. The State makes investments in a number of metropolitan and non-metropolitan counties. While several major urban areas appear to have a concentration of projects, many rural areas also received awards. These areas often are smaller communities experiencing economic growth, with a shortage of affordable housing for low-income residents.

The state of Iowa does not have any specific geographic target area priorities, but does encourage investments to be targeted in several areas of high level of need for all CPD grant programs.

For the CDBG program, Iowa encourages jurisdictions to target non-housing community development funds in areas where at least 51% of the residents have incomes at or below 80% of the Area Median Income.

For HOME Investment Partnerships Program (HOME), Iowa does not set specific geographic target areas for HOME projects, however, it does provide points in its application scoring for developments or projects located in cities designated as Great Places through the Iowa Great Places program. These investments leverage other federal, state and local investments to encourage holistic planning and community development. Points are also awarded to projects located in "high opportunity areas" and "very high opportunity areas" to ensure that low-income individuals are afforded the opportunity to live in areas where higher wage jobs are present.

For Emergency Solutions Grants (ESG), Iowa does not set specific geographic target areas for ESG activities, but it does incentivize regional collaboration through the development of Coordinated Services Regions for homelessness assistance.

Local interest and initiative in developing and carrying out programs and projects control the geographic distribution of the State's investments in affordable housing and non-housing community development. In an effort to distribute awards statewide, the State conducted outreach activities, including ongoing contacts and meetings with regional groups, such as regional Councils of Governments and Community Action Agencies. The method of distribution selects projects and proposals targeted at meeting priority local needs and during implementation steps are taken to affirmatively further fair housing.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Due to decreasing federal funding over the previous several years, the State is able to serve only a small percentage of the probable total number of households in need. This suggests that in addition to attempts to increase the availability of public funds for affordable housing from any and all sources, the State must work harder to leverage private funding resources, and to better target types of assistance and recipients.

The HOME Match requirement in the 2020 program year was waived by HUD, therefore all HOME Match funds from 2020 will be carried forward to the next fiscal year. The State of Iowa makes every effort to leverage CDBG, HOME, HTF, ESG and HOPWA funds with non-federal funding resources, including many of the programs identified below. HOME funds have leveraged various amounts and varying types of private and non-federal public funds. Rental projects typically tend to be better leveraged than owner-occupied rehabilitation or homeownership assistance projects. ESG also requires a one-to-one match. IFA passes on this requirement to the subgrantees.

The ESG program is matched through a contribution of state Shelter Assistance Fund dollars to meet 25% of the required one-to-one match, with the remaining 75% from matching contributions from subgrantee agencies.

Federal Weatherization Funds: The state of Iowa received \$_____ for FY 2020 from federal sources (the U.S. Department of Energy and U.S. Department of Health and Human Services) for housing weatherization for low-income persons. These funds are awarded to the Iowa Department of Human Rights and distributed to the state's 16 Community Action Agencies, which administer the local weatherization programs.

Federal Mortgage Revenue Bond and Tax Exempt Multi-Family Bond Programs: The Iowa Finance Authority (IFA) issued tax-exempt bonds of approximately \$_____ million in 2020. These proceeds were used to fund new single-family production and an entry cost assistance program.

Clean Water State Revolving Fund: The U.S. Environmental Protection Agency annually provides capitalization grants for the Clean Water State Revolving Fund (CWSRF), a revolving fund for sewage treatment system improvements, as part of the Clean Water Act. Those grants are combined with a state match and interest and principal paid on existing loans to create a revolving loan pool. The Iowa CWSRF is jointly administered by IFA and the Iowa Department of Natural Resources (DNR). In FY 2020, the state awarded \$79 million to 110 projects in 85 Iowa communities.

Drinking Water State Revolving Fund: The U.S. Environmental Protection Agency annually provides capitalization grants for the Drinking Water State Revolving Fund (DWSRF), a revolving fund for drinking water treatment system improvements, as part of the Safe Drinking Water Act. Those grants are combined with a state match and interest and principal paid on existing loans to create a revolving loan pool. The Iowa DWSRF is jointly administered by IFA and the Iowa DNR. In FY 2020, the state executed loan commitments for \$97 million for municipal drinking water infrastructure improvement projects.

HCBS Rent Subsidy: IFA provides subsidies to persons who have received a home and community-based waiver services under the Medicaid program and individuals who are eligible for the federal Money Follows the Person grant program, if they are eligible for rental assistance under this program. IFA expended over \$650,000 in CY 2020.

Low-Income Housing Tax Credits: IFA administers the LIHTC program in Iowa. LIHTC is available to investors for affordable rental projects. In 2020, \$8,995,532 in 9% tax credits were awarded by IFA, creating or preserving 470 units for low income households. IFA did not allocate any 4% tax credits.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	26,211,758.51
2. Match contributed during current Federal fiscal year	97,500.00
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	26,309,258.51
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	26,309,258.51

Table 4 – Fiscal Year Summary - HOME Match Report

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Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
17OCT-HM-187	01/13/2020	0	500.00	0	0	0	0	500.00
17OCT-HM-187(2)	1/21/2020	2,000	0	0	0	0	0	2000
17OCT-HM-191	11/22/2019	95,000	0	0	0	0	0	95,000

Table 5 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
2,750,496.25	3,972,344.78	1,457,656.76	613,921.72	5,265,184.27

Table 6 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	7,230,335.00	0	0	0	0	7,230,335.00
Dollar Amount	3	0	0	0	0	3
Sub-Contracts						
Number	5	0	0	0	0	5
Dollar Amount	2,456,880.78	0	0	0	0	2,456,880.78
	Total	Women Business Enterprises	Male			
Contracts						
Number	7,230,335.00	0	7,230,335.00			
Dollar Amount	3	0	3			
Sub-Contracts						
Number	5	0	5			
Dollar Amount	2,456,880.78	0	2,456,880.78			

Table 7 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 8 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired	12	2,042,000.00				
Businesses Displaced	0	0				
Nonprofit Organizations Displaced	0	0				
Households Temporarily Relocated, not Displaced	0	0				
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 9 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	46	244
Number of Special-Needs households to be provided affordable housing units	5	27
Total	51	176

Table 10 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	30	159
Number of households supported through The Production of New Units	11	0
Number of households supported through Rehab of Existing Units	6	108

	One-Year Goal	Actual
Number of households supported through Acquisition of Existing Units	4	8
Total	51	176

Table 11 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Due to decreasing federal funding over the previous several years, the State is able to serve only a small percentage of the probable total number of households in need. This suggests that in addition to attempts to increase the availability of public funds for affordable housing from any and all sources, the State must work harder to leverage private funding resources, and to better target types of assistance and recipients.

The State of Iowa makes every effort to leverage CDBG, HOME, ESG and HOPWA funds with non-federal funding resources, including many of the programs identified below. HOME funds have leveraged various amounts and varying types of private and non-federal public funds. Rental projects typically tend to be better leveraged than owner-occupied rehabilitation or homeownership assistance projects. ESG also requires a one-to-one match. IFA passes on this requirement to the subgrantees.

The ESG program is matched through a contribution of state Shelter Assistance Fund dollars to meet 25% of the required one-to-one match, with the remaining 75% from matching contributions from subgrantee agencies.

For the CDBG program, grant funds are provided to communities to rehabilitate existing owner-occupied housing. Our goal was 6 units to be completed and the actual was 99. In the first table the 99 assisted was broken up between non-homeless and special needs. The difference between the goal and the accomplishment is due to fluctuations from one year to the next for completions. For instance, in 2015 IEDA completed 142 and in 2016 IEDA completed 122, in 2017 IEDA completed 93, in 2018 IEDA completed 99, whereas in 2019 96 were completed.

In CY2020, HOME funds were awarded to support rental new construction, rehabilitation, acquisition rehabilitation, and tenant based rental assistance programs. HTF funds were awarded to support rental new construction units. Similarly, as above, differences between goals and accomplishments are due to fluctuations from one year to the next for completions. These activities should be completed in the next couple of years.

Discuss how these outcomes will impact future annual action plans.

Considering the fluctuations in completion dates (due to weather, and other acceptable variables), the CDBG program is expected to be on track to meet established housing goals in future annual action plans.

Considering the fluctuations in completion dates (due to weather, and other acceptable variables), the HOME & HTF programs are expected to be on track to meet established housing goals in future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	12	141	0
Low-income	28	23	
Moderate-income	58	12	
Total	98	176	

Table 12 – Number of Households Served

Narrative Information

The immediate issues remain that low-income, extremely low-income, homeless, and special needs households will continue to struggle with securing safe, sanitary, and affordable housing because of low or inadequate incomes and the limited availability of such housing.

CR-25 - Homeless and Other Special Needs

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Emergency Solutions Grants (ESG) program provides a limited amount of funding in support of street outreach to unsheltered persons. In Iowa, the cold winters and other factors result in an unsheltered population that is relatively small compared to more urban areas and areas with more temperate climates. A larger share of supportive services through ESG are offered through shelters, described below. To reach those who are living unsheltered in Iowa, homeless providers and outreach teams work together to identify and engage such persons. Partners include food programs, community

libraries, community action programs, daycares, business owners, concerned residents, local law enforcement, medical providers, hospitals, churches and regional programs serving rural areas. Some of those partnerships include homeless programs for veterans and domestic violence/sexual assault providers. This system lowers point of access barriers and offers an array of options to unsheltered individuals and families in Iowa. Outreach and assessment are also core components of Coordinated Entry, which is being implemented on a regionalized basis throughout Iowa, and which communities across the state continue to refine.

Addressing the emergency shelter and transitional housing needs of homeless persons

The state addresses the emergency shelter and transitional housing needs of homeless persons through both the Emergency Solutions Grants (ESG) program and the state Shelter Assistance Fund (SAF). The SAF program provides approximately \$1 million per year to support operations and essential services for emergency and transitional shelters. The state (through the grantee, Iowa Finance Authority) works closely with the Iowa Council on Homelessness and Iowa Balance of State Continuum of Care to plan both. The state frequently includes members of the Iowa Council on Homelessness on its ESG and SAF grant application review committees. Approximately half of the ESG grant per year supports emergency and transitional shelters. Many of the shelters receiving funds are dedicated to special populations, including survivors of domestic violence, youth, veterans, persons with disabilities, and persons recovering from substance abuse. In times of extreme weather, usually in the winter, most communities in Iowa offer temporary additional overflow shelters. Throughout the year, shelters are focused on meeting immediate safety needs, and most offer progressively more intensive wrap-around supportive services to help participants exit to more stable housing.

In 2020, the COVID-19 pandemic significantly impacted the shelter needs of persons experiencing homelessness and how this shelter was provided. People needed shelter more than ever to stay safer from the pandemic, and ideally in non-congregate settings. Shelters worked hard to decrease the density of persons served in congregate shelter and find alternatives to keep program participants and staff safer. This included partnering with hotels/motels, working with local jurisdictions to set up temporary shelters, and rapidly-rehousing as many people as possible into private housing. For those remaining in congregate shelters, programs worked to obtain necessary PPE, made physical modifications to their facilities to allow social distancing, offered hazard pay to staff on the front lines of providing services, and provided as many services as possible remotely to reduce staff risk.

Especially during the beginning of the pandemic, the state helped organize frequent peer-to-peer calls between shelter agencies and others to share new guidance and resources, identify issues, and brainstorm solutions. Once these were established, the Balance of State Continuum of Care took the lead on continuing these regular peer-to-peer calls.

Supporting these activities and more, the state utilized the regular annual ESG funding as well as a large amount of new ESG-CV funding made available from the CARES Act (approximately \$21 million for the State of Iowa to administer).

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In keeping with federal priorities, the state has traditionally focused its limited ESG dollars to help families and individuals experiencing homelessness, largely through Rapid Rehousing and Shelter. This allows fewer resources for Homelessness Prevention. The agencies that typically continue to offer Homelessness Prevention tend to be those serving more rural areas, where families and individuals are more likely to be doubled-up rather than literally homeless, because of the absence of shelters. Legal aid continues to be an important component of prevention, as does short-term rental assistance.

Regarding discharge of persons from public institutions, the state coordinates with a range of partners, depending on the type of institution. For example, Iowa law mandates that the case permanency plan for all children in foster care must include a written transition plan for youth aged 16 years and older. Iowa law also extends foster care until the age of 21, during which time youth must participate in an education program or work full time. The Iowa Finance Authority administers the Aftercare Rent Subsidy Program, which includes a monthly rent stipend plus education on renter rights and responsibilities.

For discharge from health care institutions, if someone was homeless prior to admission, health care clinics such as the University of Iowa have social workers who work with patients before discharge to develop housing plans. When applicable, the Projects for Assistance in Transitioning from Homelessness (PATH) Program assists private hospital mental health units to place people into transitional or supportive housing. The VA routinely assists with placement into adult family living situations, long term care facilities, or permanent supportive housing.

During the COVID-19 pandemic in 2020, Homelessness Prevention took on a very different role. Iowa initially planned for its ESG-CV CARES Act funds to include significant support for Prevention, to keep people stable in their homes and therefore at decreased risk for contracting or spreading disease. However, the various state and federal eviction moratoriums that unfolded throughout 2020 complicated these plans, since HUD guidance prevented the use of these funds in most cases for households covered by the moratorium. The State of Iowa and ESG/ESG-CV partner subgrantee agencies continued to monitor new guidance and adapt as well as possible to offer Prevention where allowed and appropriate to keep people housed.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience

homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Providers are encouraged to fully collaborate with local partners, including rapid rehousing and affordable housing providers, to quickly move individuals and families off the streets and out of emergency shelters to stable housing. The state and the Balance of State CoC both design their grant applications (ESG, SAF, and the CoC Program) to incentivize programs to implement a housing first approach. All CoCs in Iowa have approved the use of the VI-SPDAT to assess chronic homelessness and length of time homeless. This assists providers in identifying persons with the most severe needs that need to be served first.

The state utilizes HMIS data to track the average length of time individuals and families remain homeless. Iowa's plan to rapidly rehouse every family that becomes homeless within 30 days of becoming homeless on the street or entering shelter is supported through the housing first model, expanding Rapid Rehousing and Permanent Supportive Housing models through CoC program reallocation, and developing Coordinated Services Regions for homeless services planning and Coordinated Entry implementation.

To prevent returns to homelessness, many providers work with participants for up to six months after securing permanent housing to assist participants to retain housing, secure and maintain employment, and assist households to engage services within the broader community. Provider agencies also assist participants in obtaining mainstream benefits and increasing income through employment and non-employment sources. Some partner agencies have become Medicaid-certified and therefore are able to provide case management and life skills services long-term for participants with disabilities.

As with Homelessness Prevention, during the COVID-19 pandemic in 2020, Rapid Rehousing took on a different role. There was significant additional funding for Rehousing. Rehousing was important to get people out of congregate shelters and into private housing to reduce health risks for both program participants and subgrantee staff providing frontline services. Subgrantees implemented the various ESG/ESG-CV regulatory waivers made available by HUD to assist in these different circumstances, such as arranging for inspections to be done remotely, electronic signatures on application forms, and waiver of the FMR requirement to open up as many units as possible to rehouse families.

CR-30 - Public Housing

Actions taken to address the needs of public housing

The State does not operate any public housing units; therefore, the Consolidated Plan did not commit to any specific actions related to public housing initiatives. However, the State does work with local public housing agencies (PHAs) and is interested in efforts to increase residents' involvement in public housing

management and provide them with expanded homeownership opportunities.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The State does not operate any public housing units; therefore, the Consolidated Plan did not commit to any specific actions related to public housing initiatives. However, although the State does not currently provide subsidies or incentives for homeownership specifically for public housing authorities' residents, the State does work with local public housing agencies and is interested in efforts to increase resident involvement in public housing management and provide them with expanded homeownership opportunities. In CY2020, IFA awarded \$1,310,176 in HOME funds to PHAs for Tenant-Based Rental Assistance (TBRA) funding to supplement the availability of rental assistance, and to shorten the waiting lists for the Housing Choice Voucher (HCV) program operated by Iowa's PHAs.

Actions taken to provide assistance to troubled PHAs

There are no troubled PHAs in Iowa.

CR-35 - Other Actions

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The Consolidated Plan did not commit the State to any specific actions to remove or reduce negative effects of public policy. However, to be proactive, the State continuously monitors public policy and is watchful for issues that may relate to affordable housing and community development. Generally, policies that negatively affect development in more urban areas are not prevalent in Iowa. The State is fortunate that growth controls, excessive regulations, inordinate developer fees, rent control and other potentially negative public policies are not critical problems in Iowa.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The primary obstacles to meeting underserved needs are lack of financial and human resources, and a growing gap between housing costs and incomes. The state will continue to use its resources carefully and strategically as evidenced in the Consolidated Plan to reduce the effects of the cost/income gap.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Iowa Department of Public Health (IDPH) Bureau of Lead Poisoning Prevention administers several programs with those funds, including a Childhood Lead Poisoning Prevention Program, Lead-Based Paint Activities Training and Certification Program, Pre-Renovation Notification Program, and Adult Blood Lead Epidemiology and Surveillance Program. IDPH also awards funds on a formula basis to local boards of health for childhood lead poisoning prevention services.

IEDA is in compliance with HUD's "Lead Safe Housing" regulations for all pre-1978 housing receiving assistance including our program administrative rules, our CDBG Management Guide, contracts, forms, and housing rehabilitation program administration plans.

The IEDA has encouraged our recipients and grant administrators (housing practitioners) to become certified lead professionals (e.g., Lead Based Paint Inspectors/Risk Assessors or Visual Risk Assessors/Sampling Technicians, etc.) to work with the Lead-Safe Housing legislation. We have also encouraged local training of contractors in "safe work practices". IEDA and IDPH have discussed and have intended to partner on lead based paint training specifically for our recipients. These plans did not move forward in 2020, due to COVID-19. However, this is an initiative IEDA would like to revisit when logistically possible.

IFA assures compliance with the HUD Lead Safe Housing Rule in the HOME-funded TBRA, homebuyer, and rental rehabilitation projects. Applicants, subrecipients and development staff are made aware of the lead safe housing requirement at all application training events, award conferences and in project management guides. Upon application to the program, the subrecipient or developer must identify the appropriately state licensed lead professional who will be responsible for the individual activities should they receive funding. In cases where these services must be procured, IFA will require that the appropriate state licensed lead professional is identified prior to processing activity draws. IFA evaluates compliance through the project manager's monitoring of project files and from observations at on-site draw and project monitoring visits. When an issue is identified, IFA works with the IDPH to advise the owner how to comply with the state and federal laws.

The Iowa Department of Public Health (IDPH), Childhood Lead Poisoning Prevention Program (CLPPP) and the Iowa Institute of Public Health Research and Policy (IIPHRP) have collaborated to form a statewide workgroup to facilitate improved outreach, education, and program changes to prevent childhood lead poisoning in Iowa. The Childhood Lead Advisory Workgroup (CLAW) members include local housing officials, medical professionals, public health officials, elected officials as well as other child health and housing services professionals. The group, formed in 2020, develops comprehensive strategies to prevent childhood lead poisoning through statewide policy and program changes. An IEDA staff member sits on the CLAW workgroup and is able to share information from this group with our recipients.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Ensuring economic prosperity is a top priority of the State of Iowa. Recent and current initiatives at the state level regarding job training, housing and childcare are designed to impact all Iowans, but especially those at or around the poverty level.

In 2020, the State established the Governor's Economic Recovery Advisory Board to assess the economic impacts of COVID-19 across Iowa's residents, workforce and businesses. This Board has developed strategies for encouraging economic growth and prosperity in light of the impacts of the pandemic. More information on the State's strategies can be found here:

https://governor.iowa.gov/sites/default/files/documents/GovAdvisoryBoard_Report_112020_F.pdf

The State, in partnership with non-profit agencies and businesses, can influence the chances of moving families and individuals up and out of poverty by supporting local and regional efforts to create new jobs and improve family incomes. State and regional projects and initiatives that will impact the employment and economic levels of employees and residents, such as financial assistance for entrepreneurial and small businesses, tax incentives, site location assistance, infrastructure improvements to water and sewer systems, community facilities, and downtown commercial rehabilitation, will create a positive economic environment.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

While the Consolidated Plan did not commit the State to any specific actions in 2020 to improve institutional structure, the State is committed to improvements. One of the biggest gaps in the institutional delivery system is the large territory that must be covered by a limited number of staff members. The foundation of institutional structure that supports affordable housing, and community and economic development is the excellent working relationship and coordination of activities between the IEDA and the IFA. IEDA and IFA work with the Iowa Association of Councils of Governments (ICOG) to develop and implement affordable housing, and community and economic development programs that serve Iowa communities.

ICOG is the statewide professional association for Iowa's 17 Councils of Governments (COGs)/ regional planning commissions in Iowa. Since 1988, ICOG has brought leaders and communities together to promote economic growth, improve public sector services, and solve regional issues for the future of Iowa.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Public agencies, for-profit, and non-profit private organizations all play a part in the provision of affordable housing, social services, capital improvements, and economic development. However, the lack of financial resources for development, operations, and support services is a huge gap to overcome. Addressing these gaps will be a high priority for Iowa. The State will continue to work to provide stronger coordination between agencies and local organizations.

IEDA provides regular workshops and technical assistance for current and potential applicants for CDBG funds. Resources and training materials can be found on the IEDA website: www.iowaeda.com.

IFA provides similar technical assistance and web resources at www.iowafinance.com.

Additionally, IFA coordinates bi-monthly meetings with the Iowa Council on Homelessness. Due to COVID-19 these meetings moved to a virtual platform in 2020.

The State welcomes new partners and will continue to proactively work with other agencies and for-profit and non-profit private organizations to ensure that efficient and effective programs are developed and managed. To the extent that redundancy is reduced, and streamlining is increased, the State and other jurisdictions will better serve Iowa's communities.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The State is committed to fair housing. IEDA and IFA demonstrate the State's commitment to fair housing through its policies, procedures and practices. These are conveyed through workshops, contractual language, management guide instructions and technical assistance. IEDA's *CDBG Management Guide*, which is distributed to program recipients and is available on the IEDA website, contains sections on fair housing and affirmative marketing. The sections provide guidance for achieving goals.

IFA provides a HOME Program Guide to Rental, Homebuyer, and TBRA recipients which provides guidance on civil rights and fair housing. HOME recipients and developers must submit an Affirmative Fair Housing Marketing Plan, so IFA developed an Outreach Guide to assist them in completing their AFHM Plans. This guide provides links to HUD regulations, publishing standards and forms. The guide also describes the difference between general and special outreach marketing efforts. In addition, it provides ideas for community contacts in Iowa that may be available to reach targeted populations more effectively.

IFA's monitoring of HOME recipients in 2020 continued to encourage direct advertising to reach identified targeted groups in Affirmative Fair Marketing efforts. The recipients prepared general and direct advertising to market homes and apartments and were asked to document these efforts. The recipients were responsible for clearly identifying the targeted group(s) using the most current census data available. Advertising methods used included typical advertising methods like area newspapers and social media, and then recipients were asked to demonstrate direct methods of advertising that are known to reach specific targeted underserved populations. Recipients are encouraged to advertise locally or regionally to increase the likelihood to attract targeted populations and to find advertising sources or methods known to reach specific minority populations. Consideration is also given to translating ads in a language used by a targeted group(s) or alternative formats such as braille, large print or audio tapes.

IEDA project managers provide technical assistance to recipients regarding fair housing. Additionally, through project monitoring, IEDA reviews each recipient's fair housing performance. If noncompliance with fair housing policies and procedures is indicated, further action is taken. IEDA did not identify any cases of noncompliance in 2020. An IEDA project manager is assigned fair housing as a specialty area. That individual is listed with the HUD Fair Housing Information Clearinghouse and serves as a resource person on fair housing issues.

Analysis of Impediments to Fair Housing Choice

Iowa Economic Development Authority (IEDA) and Iowa Finance Authority (IFA) have a number of policies to promote Fair Housing in the State. IFA requires HOME, National Housing Trust Fund (NHTF), and Low Income Housing Tax Credit (LIHTC) recipients to develop an Affirmative Fair Housing Marketing Plan. These plans must meet certain criteria including: Direct efforts might be minority or specialized publications i.e. magazine, newspaper, radio or television or building relationships with organizations, churches, agencies or businesses who work directly with an underserved population. Consider the use of alternate advertising formats i.e. by translation to a language used by a minority population; providing alternate formats i.e. braille, large print, audio tapes, electronic methods, etc. Periodically review the special marketing efforts and evaluate successes and failures. Determine how to expand on the successes or make changes on areas needing improvement. All programs are following the requirements at HUD Subpart M, CFR24 Part 200.620. LIHTC allocations can also reference the Iowa LIHTC Qualified Allocation Plan (QAP) for the year the allocation was made. At a minimum, the AFHMP for multifamily rental projects should be reviewed every five years by pulling current demographics, comparing them with current resident percentages then describing successes and/or failures with community contacts and marketing methods. Then successes should be described or a new plan with changes should be provided. For HOME Tenant Based Rental Assistance or Homebuyer Programs a new plan is required for each new contract. The Iowa Finance Authority requires all properties to target Persons with Disabilities, regardless of percentages listed. There is also a State Affirmative Fair Housing Marketing Guide.

AI Recommendations

Fair Housing Issues/Impediments	Contributing Factors	Recommended Actions to be Taken	Responsible Agency
Segregation	Moderate levels of segregation for Black and Hispanic households	Promote the development of affordable housing units in high opportunity areas	IFA & IEDA
Disparities in Access to Opportunity	Access to proficient schools	Promote the development of affordable housing units in low poverty areas and areas with proficient schools	IFA & IEDA
	Access to low poverty areas	Continue to work with the Olmstead Task Force to reduce barrier to affordable housing for persons with disabilities	
	Lack of access to services for persons with disabilities		
Disproportionate Housing Needs	Black and Hispanic households tends to have higher rates of cost burdens	Continue to preserve affordable housing options through owneroccupied and rental rehabilitation and expand affordable housing options throughout the State. Review programs on an annual basis.	IFA & IEDA
Publically supported housing	Black and Hispanic households tends to have higher rates of cost burdens	Continue to require projects under LIHTC, HOME, and NHTF to establish Affirmative Fair Marketing Plans (AFHMP) that reduce barriers to housing	IFA
Disability and Access	Insufficient accessible affordable housing	Continue to work with the Olmstead Task Force to reduce barrier to affordable housing for persons with disabilities	IFA
	Lack of sufficient accessible affordable housing	Explore the option of creating a program to provide home loan opportunities targeted to people with disabilities. Encourage a percentage of new LIHTC and HOME units are accessible in areas	

		with higher access to needed services. Continue use of LIHTC's Qualified Action Plan (QAP) Olmstead Goals.	
Fair Housing Enforcement and Outreach	Failure to make reasonable accommodation	Continue to work with Iowa Civil Rights Commission (ICRC) to provide trainings, CDBG grantee requirements on an annual basis. Promote outreach and education related to credit for prospective homebuyers. Include enhanced financial literacy for senior high school students	IEDA
	Insufficient fair housing education		
	Insufficient understanding of credit		
	Discriminatory patterns in lending		
	Discriminatory terms and conditions		

IEDA and IFA Coordination with Civil Rights Commission

IEDA and IFA coordinated efforts in 2020 with the Iowa Civil Rights Commission staff members to conduct housing and affirmative marketing initiatives throughout the year.

From April 1, 2020, through January 31, 2021, Iowa Civil Rights Commission (ICRC) staff provided 13 fair housing education opportunities. As part of the education setting, ICRC also made available and distributed 495 pieces of material and met directly with approximately 281 individuals. Materials distributed included information on state and federal Fair Housing laws and construction accessibility standards.

From April 2020 through January 31, 2021, ICRC had a full-time employee who devoted fair housing issues and testing along, with several other ICRC staff. Also during this time period, ICRC staff:

- Received 805 housing calls and intakes
- Received 118 new housing complaints to investigate
- Found probable cause in 9 housing cases
- Conducted litigation review on 9 housing cases
- 9 cases were filed

- 8 cases settled
- 5 remains pending

Due to the COVID-19 pandemic, ICRC staff were only able to conduct approximately six design and construction tests for possible discrimination.

DRAFT

CR-40 - Monitoring

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

IEDA and IFA continue to monitor progress in reaching goals identified in the Consolidated Plan. The State will encourage eligible entities around the state to submit applications in areas of greatest need as identified in the Consolidated Plan and emphasized in the annual action plan. Through annual application workshops and technical assistance visits to areas around the state, we can emphasize available resources to meet housing and non-housing needs. Each year, we have an opportunity to review our progress and change our programs to better assist individuals in Iowa.

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

IEDA and IFA made a draft of this report available for public review and comment. A notice of availability was published in the Des Moines Register on April 21, 2021. The draft report was placed on the IEDA and IFA websites, with a related announcement, on April 28, 2021. Public comments were invited through 4:30 PM on May 17, 2021. Additionally, IEDA and IFA hosted a virtual public hearing on May 5, 2021 from 2:30 – 4:00 PM.

Citizen participation was solicited and comment opportunity was available on the department website, www.iowaeda.com as well as the IFA website, www.iowafinance.com.

In addition, IFA used Twitter and email newsletters targeting the homeless and HOME constituencies to raise awareness of the opportunity to review and comment on the performance report. The report was shared with the Iowa Association of Councils of Governments (ICOG). ICOG members have a direct relationship with cities and counties in their regions.

HOME and HTF Programs

IFA monitors HOME and HTF activities from allocation throughout their affordability/compliance period. IFA continues to minimize the number of activities that exceed the 120-day deadline for inactivity following the last draw, and also maintains a high occupancy rate of completed units. The use and enhancement of IFA's HOME program software system enables IFA to continue to improve its monitoring techniques. The allocation team sends initial and final close-out letters to the recipient once the HOME funds have been expended. The letters specify the long-term compliance requirements such as the affordability period, the number of high/low rent units, and if the units are fixed or floating and provides the contact name in IFA's compliance team. The compliance team then performs long-term compliance requirements such as inspections, rent approvals and review of annual owner certifications and testing of tenant data in their monitoring software. A HOME/HTF rental compliance manual is

provided to recipients. IFA is responsible for determining the adequacy of performance of the projects under their contracts and for taking appropriate action when performance is inadequate or problems arise. It ensures that HOME and HTF projects are in accordance with their program requirements.

IFA also approves the annual Utility Allowances for HOME projects allocated after August 23, 2013 and has created a training video which is provided, free of charge, for owners/management agents on the creation and maintenance of the HUD Utility Schedule Model (HUSM.) Additionally IFA pays for the 1st year model upon receipt of the acknowledgement that the class has been completed.

Refer to CR-50 for additional information on HOME and HTF monitoring and inspections.

ESG Program

ESG subrecipients receive a monitoring visit approximately once every three years. In-person monitoring includes reviewing agency/program policies and procedures, reviewing a sample of client files, interviews with program and fiscal staff, a voluntary interview with a program participant if possible, and a physical inspection of the facility if it is a shelter. IFA's staff includes a team member that conducts in-person monitoring across several programs and brings consistency and experience to the process. In particular, ESG is monitored in conjunction with the state's Shelter Assistance Fund program, as that program follows similar rules for shelter projects, and a significant portion of these dollars contribute to the state's ESG matching requirement. In 2020, a total of 15 agencies received in-person visits for the ESG and/or Shelter Assistance Fund programs. IFA also supplements in-person monitoring with desk monitoring of financial records in support of program expenditures. Each month IFA selects a percentage of funded agencies for this desk monitoring. Agencies submit additional documentation in support of eligible expenses, which IFA then reviews and issues a response back to agencies if the materials demonstrate compliance or if changes or additional information are required.

HOPWA Program

HOPWA sponsors are monitored for compliance through desk monitoring, with selected reimbursement requests sent in for payment. In addition to reviewing expenditures, past desk monitoring has included reviewing information about clients assisted during the period under review. For new TBRA applicants, sponsors sent in full eligibility information for IFA review. For STRMU recipients, sponsors sent in information sufficient for IFA to review ongoing compliance with the annual limitations on assistance. In 2020, IFA updated its reimbursement request policies to expedite grant payment requests from partner agencies. In 2021, IFA anticipates continuing to update its desk monitoring procedures to ensure sufficient sponsor oversight.

CDBG Program

IEDA has had responsibility for the CDBG program since 1982 and has developed thorough and effective monitoring procedures for the program. All CDBG funded projects are formally monitored during the life of the project. Monitoring provides an opportunity for IEDA team members to ensure program

compliance, project progress, and to provide technical assistance to recipients and grant administrators. IEDA conducts an annual risk-based assessment of all open CDBG projects. This assessment considers the size of the award, compliance issues to date, reimbursement status and administrator capacity. While all CDBG projects will be monitored, the risk assessment helps identify potential problems and helps team members prioritize monitoring efforts. Iowa's CDBG program includes a formal project close out procedure that further helps ensure program compliance.

IEDA's monitoring policy can be found in the CDBG Management Guide:
<https://www.iowaeda.com/UserDocs/2020-cdbg-mgmt-guide.pdf> (pg. 26-29)

CR-45 - CDBG

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The Consolidated Plan established the following non-housing community development needs as "high" priorities: public works, public facilities and services, and economic development. Historically, local interest and initiative have driven Iowa's CDBG program. Specifically, IEDA has tried to be responsive to the priorities and needs expressed by applicants, rather than imposing state-established priorities on local governments.

There are no changes at this time to the state's program objectives. This is the first year of the new consolidated planning cycle. As evidenced by the results of 2020, the goals are beginning to align well with program outcomes.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

CR-50 - HOME

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

With over 625 HOME, HTF and LIHTC projects containing over 25,750 units in more than 2,350 buildings across Iowa, IFA has designed a monitoring plan that allows us to effectively and economically fulfill our monitoring responsibilities to both HUD and the Internal Revenue Service. As more and more properties use a variety of funding sources, IFA strives to use the strictest regulations when there is a conflict; this determination also allows us to be more consistent between properties regardless of the program. IFA utilizes a web-portal to allow direct and efficient communication between property owners and managers, IFA and SBCT.

IFA's process is broken down into two components:

1. Physical Inspections - Physical inspections will be performed by our contractor, Safe Building Compliance & Technology (SBCT). SBCT was selected as our inspection partner to provide their services statewide.
2. File Reviews and Project Level Compliance – This will be conducted by IFA staff; each of our five full-time compliance officers is assigned projects to oversee the monitoring process.

The inspection report at this link details the HOME 166 properties that were inspected with over 2,700 total HOME units in the properties.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.
92.351(b)**

IFA provides a HOME Program Guide to Rental, Homebuyer, and TBRA recipients which provides guidance on civil rights and fair housing. IFA developed an Affirmative Fair Housing Marketing Guide to assist recipients and developers in completing their Affirmative Fair Housing Marketing Plans (AFHMP). This guide describes the meaning of affirmative marketing and the goals of the plan. It also provides links to HUD regulations, publishing standards and forms; instructions on completing plan worksheets; highlights some common mistakes; and provides guidance on how to evaluate the plan at least every five years. Each Affirmative Fair Housing Marketing Plan should include the following:

- Information about the recipient/owner/agent of HOME-assisted housing.
- Gather demographics to determine targeted marketing activity for populations who may need

special outreach in the housing market area.

- Identify community contacts who can describe how they interact with and reach selected groups, dates of contact, and how they have agreed to assist with the plan.
- Identify and document methods of advertising used to reach targeted populations (i.e., newspaper, websites, brochures, etc.), list languages in which ads will be provided, alternative formats used (i.e. large print, braille, etc.).
- Identify how they will make available to the public fair housing posters, affirmative fair housing marketing plans. Location and content of project site signs, if applicable.
- Describe how they will evaluate current marketing activities effectiveness and how future marketing decisions and plan updates will be managed.
- Identify who will be responsible for training and assessment of staff to acquire knowledge on Fair Housing Act and Policies and implementation of the Affirmative Fair Housing Marketing Plan.
- To include additional information, if needed, to explain efforts made to market to those least likely to apply in the housing market area.
- HOME recipients are required to target persons with disabilities regardless of percentages found in the housing market area.

HOME recipients in 2020 were asked to provide Affirmative Fair Housing Marketing Plans that were complete and demonstrated the opportunity for effective implementation to meet Affirmative Fair Housing Marketing goals. Recipients were requested to:

- Use current census data to evaluate underserved populations.
- Document outreach efforts to effectively evaluate their success or failure.
- Use advertising methods which would go beyond normal and customary advertising.
- To locate community contacts and advertising sources in the housing market areas of the project (Census Tract, City, County or Metropolitan Statistical Area) before expanding to regional or state contacts when possible.
- Attract underserved populations by:
 - Contacting advocacy groups
 - Advertising in publications directed to targeted populations
 - Contacting local churches who represent targeted populations
 - Communicating with community agencies actively working with one or more targeted population
- Document other meaningful opportunities to attract targeted populations

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Total Program Income (PI, HP & PA) Expended on Activities in CY2020 per PR07: \$1,457,656.76

Total Program Income Expended on Completed Activities in CY2020: \$1,111,175 This program income includes ALL program income expended on activities that were completed during CY2020 regardless of what year the program income was expended. A link to this information can be found here: PI Usage- CY2019 Completed Activities found here <https://www.iowaeconomicdevelopment.com/our-agency-detail-resources/6501>

Rental with Tax Credits: \$0 in program income draws expended to 0 project representing 0 IDIS activity.

Tenant-Based Rental Assistance: \$17,280 in program income draws expended to 1 project representing 1 IDIS activity.

Homebuyer: \$365,460 in program income draws expended to 4 projects representing 11 IDIS activities.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

IFA administers the Low Income Housing Tax Credit (LIHTC) program. The 2020 Qualified Allocation Plan also set-aside 7% of the available tax credits for rehabilitating projects that had an existing rent subsidy contract through USDA or HUD. In CY2020, IFA did not combine HOME funds with Low Income Housing Tax Credits.

The State Housing Trust Fund (SHTF) provides more than \$6 million to help ensure decent, safe, and affordable housing for low-income Iowans through two important programs. The Local Housing Trust Fund (LHTF) Program receives the vast majority of the annual SHTF allocation to provide grants for organizations certified by IFA as a LHTF. LHTFs serve all 99 Iowa counties and must provide a minimum 25% match for every dollar received from the State. The grant funds are used for initiatives such as preserving aging housing stock, subsidizing local rental and down payment assistance programs, providing low-interest loans or grants to assist with home rehabilitation, financing construction of new single-family housing, and supporting housing for persons with disabilities and homeless assistance programs. The remaining SHTF funding goes to the Project-Based Housing Program, which aids in the development of affordable single-family and multifamily housing, including Habitat for Humanity home builds. Since its inception in 2003, the SHTF has provided \$_____ in affordable housing assistance to benefit more than 29,000 Iowa households.

IFA also administers a state-funded HCBS Rental Subsidy Program that provides rent subsidy for those individuals who receive an HCBS Medicaid waiver. The rent subsidy allows these individuals to remain in their homes rather than needing to live in an institution. The program provides over \$600,000 in rental subsidies annually.

Finally, IFA provides administrative services to HUD to monitor performance of owners and

management agents participating in project-based Housing Assistance Payments (HAP) Contracts under Section 8 of the United States Housing Act of 1937. IFA currently provides services to 205 Iowa rental properties that provide housing to 11,742 individuals and families in 68 Iowa counties.

CR-55 - HOPWA

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	100	106
Tenant-based rental assistance	48	47
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Total	148	153

Table 13 – HOPWA Number of Households Served

CR-56 - HTF

Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.

In accordance with IFA's HTF Allocation Plan, IFA awarded \$2,700,000 to one HTF project in CY2020 which was associated with the 2019 HTF Grant funds.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	0	0	0	0	0	0
Homebuyer	0	0	0	0	0	0

Table 15 - CR-56 HTF Units in HTF activities completed during the period

CR-60 - ESG

ESG Supplement to the CAPER in *e-snaps*

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	Iowa
Organizational DUNS Number	808348981
EIN/TIN Number	010606429
Identify the Field Office	Omaha
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Sioux City/Dakota, Woodbury Counties CoC

ESG Contact Name

First Name	Amber
Last Name	Lewis
Title	Homeless Programs Manager

ESG Contact Name

Street Address 1	1963 Bell Avenues, #200
City	Des Moines
State	IA
Phone Number	515-452-0425
Fax Number	515-725-4901
Email Address	Amber.Lewis@iowafinance.com

ESG Secondary Contact Name

First Name	Brian
Last Name	Sullivan
Title	Chief Program Officer
Phone Number	515-425-0430
Email Address	Brian.Sullivan@iowafinance.com

2. Reporting Period—All Recipients Complete

Program Year Start Date 01/01/2020
Program Year End Date 12/31/2020

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: COMMUNITY ACTION AGENCY OF SIOUXLAND
City: Sioux City
State: IA
Zip Code: 51106, 1129
DUNS Number: 153551320
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$59,131

Subrecipient or Contractor Name: COMMUNITY ACTION OF SOUTHEAST IOWA
City: Burlington
State: IA
Zip Code: 52601, 2002
DUNS Number: 094782687
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$47,243

Subrecipient or Contractor Name: Crisis Intervention & Advocacy Center

City: Adel

State: IA

Zip Code: 50003, 0040

DUNS Number: 806377032

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$104,793

Subrecipient or Contractor Name: DOMESTIC VIOLENCE INTERVENTION PROGRAM

City: Iowa City

State: IA

Zip Code: 52244, 3170

DUNS Number: 614880438

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$86,083

DRAFT

Subrecipient or Contractor Name: FAMILY CRISIS CENTERS OF NW IOWA

City: Sioux Center

State: IA

Zip Code: 51250, 0295

DUNS Number: 030365225

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$81,581

Subrecipient or Contractor Name: FAMILY RESOURCES, INC

City: Davenport

State: IA

Zip Code: 52803, 2012

DUNS Number: 078086246

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$72,691

Subrecipient or Contractor Name: HAWKEYE AREA COMMUNITY ACTION PROGRAM, INC

City: Hiawatha

State: IA

Zip Code: 52233, 1102

DUNS Number: 039311399

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$125,751

Subrecipient or Contractor Name: HEARTLAND FAMILY SERVICE

City: Council Bluffs

State: IA

Zip Code: 51501, 1170

DUNS Number: 020178331

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$157,473

DRAFT

Subrecipient or Contractor Name: HOME OPPORTUNITIES MADE EASY, INC. (a/k/a HOME, INC)

City: Des Moines

State: IA

Zip Code: 50314, 2527

DUNS Number: 091387852

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$37,366

Subrecipient or Contractor Name: HUMILITY HOMES & SERVICES, INC.

City: Davenport

State: IA

Zip Code: 52807, 1816

DUNS Number: 010916973

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$41,003

Subrecipient or Contractor Name: IOWA LEGAL AID

City: Des Moines

State: IA

Zip Code: 50314, 2527

DUNS Number: 087122222

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$75,587

Subrecipient or Contractor Name: Institute for Community Alliances

City: Des Moines

State: IA

Zip Code: 50314, 2527

DUNS Number: 149341732

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$55,000

Subrecipient or Contractor Name: Muscatine Center for Social Action

City: Muscatine

State: IA

Zip Code: 52761, 3836

DUNS Number: 833902323

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$36,683

Subrecipient or Contractor Name: NIAD CENTER FOR HUMAN DEVELOPMENT

City: Mason City

State: IA

Zip Code: 50402, 0656

DUNS Number: 623479102

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$70,748

Subrecipient or Contractor Name: SHELTER HOUSE

City: Iowa City

State: IA

Zip Code: 52240, 4401

DUNS Number: 827151770

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$72,031

Subrecipient or Contractor Name: Shelter Housing Corp. d/b/a Emergency Residence Project

City: Ames

State: IA

Zip Code: 50010, 6720

DUNS Number: 180846099

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$69,809

Subrecipient or Contractor Name: The Salvation Army
City: Davenport
State: IA
Zip Code: 52803, 5127
DUNS Number: 113642370
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: \$91,207

Subrecipient or Contractor Name: UPPER DES MOINES OPPORTUNITY
City: GRAETTINGER
State: IA
Zip Code: 51342,
DUNS Number:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$143,403

Subrecipient or Contractor Name: WAYPOINT SERVICES
City: Cedar Rapids
State: IA
Zip Code: 52401, 1601
DUNS Number: 788103757
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$169,671

Subrecipient or Contractor Name: WEST DES MOINES HUMAN SERVICES
City: West Des Moines
State: IA
Zip Code: 50265, 4632
DUNS Number: 618734032
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Unit of Government
ESG Subgrant or Contract Award Amount: \$105,407

Subrecipient or Contractor Name: WILLIS DADY EMERGENCY SHELTER

City: Cedar Rapids

State: IA

Zip Code: 52403, 4020

DUNS Number: 806859187

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$112,997

Subrecipient or Contractor Name: YWCA CLINTON

City: Clinton

State: IA

Zip Code: 52733, 2051

DUNS Number: 159279793

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$138,586

Subrecipient or Contractor Name: Youth & Shelter Services

City: Ames

State: IA

Zip Code: 50010, 6226

DUNS Number: 056505589

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$103,905

CR-70 – ESG - Assistance Provided and Outcomes

8. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nighths available	329,960
Total Number of bed - nights provided	228,818
Capacity Utilization	69%

Table 24 – Shelter Capacity

9. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

Applicants for ESG funds report on performance standards developed in consultation with the CoC, including the following: 1) (all programs) numbers served and percentage served that were literally homeless at entry; 2) (Rapid Rehousing programs) length of time from enrollment to housing, move-in error rate, and exit destination error rate; 3) (Rapid Rehousing programs) percentage of clients served that exited to permanent housing; 4) (Shelter programs) length of time in shelter, exits to permanent housing, and exit destination error rate; 5) (Street Outreach programs) percentage of program participant leavers that exited to the streets or unknown; and 6) (Homelessness Prevention programs) percentage of participants that remained permanently housed. Applicants also reported data completeness and data timeliness. For the Shelter Utilization measure here, the data in CR-70 comes from a total of 904 year-round beds from ESG-funded agencies.

CR-75 – ESG Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	\$164,474.06	\$227,611.30	\$193,717
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$29,857.91	\$61,542.70	\$58,399
Expenditures for Housing Relocation & Stabilization Services - Services	\$149,495.91	\$194,188.46	\$173,406
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	\$343,828	\$483,342	\$425,522

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance	\$634,850.62	\$722,353.62	\$746,391
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$262,939.43	\$229,344.44	\$230,839.2
Expenditures for Housing Relocation & Stabilization Services - Services	\$481,513.23	\$598,685.07	\$561,540.8
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	\$1,379,303	\$1,550,383	\$1,538,771

Table 26 – ESG Expenditures for Rapid Re-Housing**11c. ESG Expenditures for Emergency Shelter**

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Essential Services	\$226,721.36	\$92,494.56	\$106,252
Operations	\$515,953.64	\$137,611.24	\$168,019
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	\$742,675	\$230,106	\$274,271

Table 27 – ESG Expenditures for Emergency Shelter**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Street Outreach	\$64,364.14	\$93,885.89	\$92,521
HMIS	\$102,045.26	\$109,372.42	\$108,905
Administration	\$158,211.33	\$160,898.25	\$124,091

Table 28 - Other Grant Expenditures**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2018	2019	2020
	\$2,790,427	\$2,627,988	\$2,564,081

Table 29 - Total ESG Funds Expended

11f. Match Source

	2018	2019	2020
Other Non-ESG HUD Funds	0	\$31,015	\$173,082
Other Federal Funds	\$392,518.89	\$544,647.38	\$391,777
State Government	\$605,643.02	\$709,692.3	\$884,194
Local Government	\$146,337.14	\$86,022.97	\$239,189
Private Funds	\$478,040.72	\$412,220.92	\$827,487.48
Other	\$565,573.38	\$616,251.85	\$139,933
Fees	0	0	0
Program Income	\$60,516	0	0
Total Match Amount	\$2,248,629	\$2,399,850	\$2,655,662

Table 30 - Other Funds Expended on Eligible ESG Activities**11g. Total**

Total Amount of Funds Expended on ESG Activities	2018	2019	2020
	\$5,039,056	\$5,027,838	\$5,219,743

Table 31 - Total Amount of Funds Expended on ESG Activities